



Barrio Historico Historic Zone Advisory Board  
Monday, February 10, 2020 at 4:00PM  
Joel D. Valdez Main Library  
Lower Level Basement Conference Room  
101 North Stone Avenue  
Tucson, Arizona

## Meeting Minutes/Legal Action Report

### 1. Call to Order/Roll Call

Members present: Joseph Patterson (Acting Chair), Paolo DeLorenzo, Craig Carter, and Philipp Neher. A quorum was established and the meeting was called to order at 4:06PM.

### 2. Approval of Minutes: January 13, 2020

Motion was made by Carter to approve the minutes of January 13, 2020 duly seconded by DeLorenzo and was passed by a voice vote of 4-0.

### 3. Call to the Audience

None.

### 4. Reviews

#### a. HPZ 20-004, 430 W. 17<sup>th</sup> Street (continued item)

Construct a new 1,075 SF single story, single family residence with a 200SF walled court yard and 1 off street parking space.  
Full Review/Vacant Lot

Leo Katz, architect, presented the project. Katz discussed changes to the plans based on feedback from the BHHZAB meeting on January 13, 2020. Changes to the plans included dropping the parapet height from 16'6" to 15'6", changing the window sizes from 2'x2' to 2'x3' and elongating the window shutters.

Board members had questions about the building material. They were concerned about the use of fame and stucco rather than block and stucco. Some board members felt that block and stucco would be more appropriate in the district.

There were also questions about the height of the parapet at the storage room which sits significantly lower than the main house.

A motion was made by Neher and seconded by DeLorenzo to recommend approval of the project subject to two conditions, 1) that the construction of the building is changed from frame to block and 2) that the height of the storage room parapet is raised to 15'6". The motion failed with a vote of 2 (Neher, DeLorenzo) to 2 (Carter, Patterson).

#### b. HPZ 20-005, 590 S. Main Avenue (continued item)

Construct a new 1,440SF single story, single family residence with a 200SF walled court yard and a covered and enclosed off street parking space.  
Full Review/Vacant Lot

**Note: Items 4b and 4c are being discussed together as they are attached.**

Leo Katz, architect, presented the project. Katz discussed changes based on feedback from the BHHZAB meeting on January 13, 2020. Katz noted that he lowered the parapet height to from 16' to 14'6".

The board members had questions about the drainage. Katz indicated that the scuppers would be diverting water to the side yards. There were additional questions about the garage door and the mechanisms for the door. Katz explained that the doors would slide and any mechanisms could be located on the interior of the garage behind the header. The board continued to have concerns the construction of the exterior walls.

A motion was made by Neher and seconded by Patterson to recommend approval of the project subject to two conditions: 1) that the construction of the building is changed from frame to block, 2) that the garage door is placed within the garage opening and any associated mechanisms are located within that opening. The motion passed with a vote of 4-0.

**c. HPZ 20-006, 594 S. Main Avenue (continued item)**

Construct a new 1,440 single story, single family residences with a 200SF walled court yard and an enclosed off street parking space.  
Full Review/Vacant Lot

**Note: Items 4b and 4c are being discussed together as they are attached.**

Leo Katz, architect, presented the project.

A motion was made by Neher and seconded by Patterson to recommend approval of the project subject to two conditions: 1) that the construction of the building is changed from frame to block, 2) that the garage door is placed within the garage opening and any associated mechanisms are located within that opening. The motion passed with a vote of 4-0.

**d. HPZ 20-012, 560 and 576 S. Convent Avenue (code violation)**

Installation of 17 additional canales on the east façade and replacement of light fixtures above the entrances.  
Full Review/Contributing Resource

Keri Silvyn, land use attorney, provided background information on the project which included the previous rehabilitation in 2015.

Keegon Tom, architect, provided information on the work that was done and similar contributing properties with multiple canales. Tom indicated that the additional canales were added to make a rhythm on the façade. She also provided background on the exterior light fixtures. She noted that the lights that were in place prior to the change were not original.

Board members asked about the lumens for the existing lights. They indicated that the fixture should provide lighting similar to others in the neighborhood and be 2700 or lower.

Board members also asked if any of the canales were functional. The applicant explained that only three were operable and the others were added to balance the façade.

The City Attorney's Office representative, Piroshka Glinsky, indicated that since there were two separate violations, two discrete motions could be made.

A motion was made by Patterson and seconded by Neher to recommend approval of the light fixtures on the condition it has 2700 lumens or less. The motion passed with a vote a 3-1 (DeLorenzo).

A second motion was made by Patterson and seconded by DeLorenzo to recommend approval of the canales on the condition that they do not exceed 10 unless there is an engineering report stating that there is a need for more than 10 for proper drainage while maintaining the existing diameter of the canales as they stand. The motion passed with a vote of 4-0.

- e. HPZ 20-013, 431 W. Rosales Street**  
Construct a new single story, single family residence.  
Full Review/Vacant Lot

Soledad Ybave, property owner, presented the project. She provided information on the design and the materials for the house.

Board members expressed concerns about the use of frame and stucco rather than block and stucco. There was also concern about window proportions. The windows were presented as square rather than taller than wider. The board mentioned the need for the French doors to be separated as two individual doors or a door with a side light rather than a pair of French doors. The board members also felt that the exposed adobe brick veneer is not appropriate.

Patterson made a motion to continue the project and DeLorenzo seconded it. As part of the motion, they asked that the applicant re-evaluate the window proportions and the French doors; remove the adobe brick veneer; that the frame and stucco is changed to block and stucco; and that the condenser unit is shown on the site plan. The motion passed 4-0.

## **5. BHHZAB Design Guidelines**

- a. Update on the design guidelines procedure**

Due to time constraints this item was not heard.

## **6. Staff Updates—Information Only**

Due to time constraints this item was not heard.

## **7. Future Agenda Items**

Due to time constraints this item was not heard.

## **8. Adjournment**

The meeting was adjourned at 5.53PM.